

LINCOLN, NEBRASKA

MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES

EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS

2003 - 2008

<i>TARGET GROUPS & HOUSING TYPES</i>	<i>Lincoln Lancaster</i>	Program #1	Program #2	Program #3
19-21 Years (0%-50% AMI)		Housing Activity - Purpose-Location- Affordable Senior Housing Program for older adults with SMI, Project #A. North-central neighborhood sponsorship, with local Services Provider ownership and management.	Housing Activity - Purpose-Location- Affordable Group Home Program for mixed ages, persons with SMI. Up to 10, six bedroom group homes, capable of five consumers with SMI, per home, with a 24 hour staff. Individual bedrooms for consumers, bedroom for staff. Scattered sites.	Housing Activity - Purpose-Location- 20 Affordable Single Family Homes, three- and four bedroom units, for families with a member(s) with SMI. Scattered site, for sale, for rent (possible ownership/lease by local Services Provider), or lease-to-own. Downpayment Assistance.
Crisis/Respite Care/Emergency Shelter Beds	18	12 to16 units, one bedroom units.		
Group Residential Beds	34	Potential-Coordination-	Potential-Coordination-	Potential-Coordination-
<u>Residential Units</u>	<u>72</u>	Community Mental Health Center, Lincoln Housing Authority.	CenterPointe, Community Mental Health Center, local For-Profit Groups, i.e. OUR Homes.	Nebraska Assistance Technology Partnership, Nebraska Housing Resources.
SUBTOTALS (UNITS/BEDS)	124			
22+ Years (0%-30% AMI)		Possible Funding Sources-	Possible Funding Sources-	Possible Funding Sources-
Crisis/Respite Care/Emergency Shelter Beds	26	HUD Section 202, HOME Funds, Nebraska Affordable Housing Trust Funds, Community Development Block Grant Funds, Tax Increment Financing.	HUD Section 811 or Low Income Housing Tax Credits, HOME Funds, Nebraska Affordable Housing Trust Funds, Community Development Block Grant Funds, Midwest Housing Equity Funds.	Conventional Funding, Low Income Housing Tax Credits (CROWN), HOME Funds, Nebraska Affordable Housing Trust Funds, Midwest Housing Equity Funds.
Group Residential Beds	80			
<u>Residential Units</u>	<u>363</u>			
SUBTOTALS (UNITS/BEDS)	469			
TOTALS (UNITS/BEDS)	593			
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	----	----	----
2. Est. Land Requirements	72.45 Acres	1.7 Acres	3.2 Acres	4.6 Acres
3. Est. Development Costs	\$48,190,000	\$1,232,000	\$1,860,000	\$3,126,000
4. Est. Annual Operating Expenses	\$3,253,700	\$87,800	\$178,320	\$356,640
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$6,562,817	\$177,200	\$523,350	\$315,000
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$3,177,650	\$86,000	\$268,000	\$162,000

Source: Hanna:Keelan Associates, P.C., 2004